

BEFORE THE BOARD OF REAL ESTATE APPRAISERS

STATE OF IDAHO

ORIGINAL

In the Matter of the License of:)
)
GREGORY N. TYE,)
License No. LRA-233,)
)
Respondent.)

Case No. REA-L3-01-99-015

**STIPULATED REPRIMAND
AND FINAL ORDER**

Reapprsr\P00841wb

WHEREAS, information having been received by the Idaho State Board of Real Estate Appraisers (hereinafter the "Board") which constitutes sufficient grounds for the initiation of an administrative action against Gregory N. Tye (hereinafter "Respondent"); and

WHEREAS, the parties mutually agree to settle the matter pending administrative Board action in an expeditious manner; now, therefore,

IT IS HEREBY STIPULATED AND AGREED between the undersigned parties that this matter shall be settled and resolved upon the following terms:

A.

1. The Board may regulate the practice of real estate appraisers in the State of Idaho in accordance with title 54, chapter 41, Idaho Code.

2. Respondent Gregory N. Tye is a licensee of the Idaho State Board of Real Estate Appraisers and holds License No. LRA-233 to practice real estate appraisals in the State of Idaho. Respondent's license is subject to the provisions of title 54, chapter 41, Idaho Code.

3. On or about April 23, 1998, Respondent prepared an appraisal for the property located at 1601 Nettleton Gulch Road in Coeur d'Alene, Idaho (hereinafter the "Subject Property").

4. Appraisals in the State of Idaho must comply with the minimum standards set forth in the Uniform Standards of Professional Appraisal Practices ("USPAP").

5. Respondent's appraisal report of the Subject Property failed to meet the following requirements of USPAP Standards (1998):

a. The appraisal described the site of the Subject Property as "R-12, Single Family Residential" and "legal." The Subject Property, however, is "legal, non-conforming (grandfathered)." Respondent's failure to appropriately describe the site constitutes a violation of Standards Rules 1-1(b) and (c) and 1-2(e)(i) and (iv), (g) and (h).

b. The appraisal contains an inaccurate description of square footage, in violation of Standards Rules 1-1(b) and (c).

c. Comparable sales 1, 2 and 3 indicate an average adjusted value of \$147,000, slightly lower than the asking price in the same month as the appraisal date. Sale 4, with an adjusted value of \$183,350, is used to weight the average higher, not to bracket the sales, which is misleading and results in an inflated value estimate, in violation of Standards Rules 1-1(b) and (c).

d. The Subject Property sold nine months prior to the date of the appraisal, but Respondent failed to include the prior sale in his appraisal, in violation of Standards Rules 1-1(b) and (c) and 1-5(b)(i).

6. The above-stated allegations, if proven, would constitute a violation of the laws and rules governing the practice of real estate appraisals, specifically Idaho Code § 54-4107(c) and IDAPA 24.18.01.700. Violations of these laws and rules would further constitute grounds for disciplinary action against Respondent's license to practice real estate appraisals in the State of Idaho.

7. Respondent, in lieu of proceeding with a formal disciplinary action to adjudicate the allegations as set forth above, hereby admits the violations and agrees to the discipline against his license as set forth in Section C below.

B.

I, Gregory N. Tye, by affixing my signature hereto, acknowledge that:

1. I have read and admit the allegations pending before the Board, as stated above in section A. I further understand that these allegations constitute cause for disciplinary action upon my license to practice real estate appraisals in the State of Idaho.

2. I understand that I have the right to a full and complete hearing; the right to confront and cross-examine witnesses; the right to present evidence or to call witnesses, or to so testify myself; the right to reconsideration; the right to appeal; and all rights accorded by the Administrative Procedure Act of the State of Idaho and the laws and rules governing the practice of real estate appraisals in the State of Idaho. I hereby freely and voluntarily waive these rights in order to enter into this stipulation as a resolution of the pending allegations.

3. I understand that in signing this stipulation I am enabling the Board to impose disciplinary action upon my license without further process.

C.

Based upon the foregoing stipulation, it is agreed that the Board may issue a decision and order upon this stipulation whereby:

1. Respondent is reprimanded by the Board for failure to ensure that his appraisal of the Subject Property complied with USPAP Standards.

2. Respondent shall pay an administrative fine of Five Hundred and No/100 Dollars (\$500.00) to the Board postmarked no later than ten (10) days after the date of entry of the Board's Order.

3. Respondent shall pay investigative costs and attorney's fees in the amount of Two Hundred Fifty and No/100 Dollars (\$250.00) to the Board postmarked no later than thirty (30) days after the date of entry of the Board's Order.

4. Respondent shall attend fifteen (15) hours of continuing education in USPAP Standards within four (4) months from the date of entry of the Board's Order and

take and pass any examinations given at the conclusion of the course(s). Respondent shall submit proof of attendance and proof that he passed any given examinations within 30 days of attendance. If no examinations were given at the conclusion of the class, Respondent shall submit a letter from the course instructor stating that no examinations were given. Should Respondent fail to pass any given examination, the hours of continuing education taken for the class shall not be applied to the fifteen (15) hours required. Said 15 hours of continuing education shall be in addition to any continuing education Respondent is required to obtain to maintain his license.

5. Respondent's License No. LRA-233 shall be placed on probation for a period of ninety (90) days from the date of entry of the Board's Order. The conditions of probation are as follows:

a. Respondent shall comply with all state, federal and local laws, rules and regulations governing the practice of real estate appraisals in the State of Idaho.

b. Respondent shall inform the Board in writing of any change of place of practice or place of business within 15 days of such change.

c. In the event Respondent should leave Idaho to reside or to practice outside of the state, Respondent must provide written notification to the Board of the dates of departure, address of intended residence or place of business, and indicate whether Respondent intends to return. Periods of residency or practice outside of Idaho will not apply to the reduction of the probationary period or excuse compliance with the terms of this Stipulation.

d. Respondent shall fully cooperate with the Board and its agents, and submit any documents or other information within a reasonable time after a request is made for such documents or information.

e. Respondent shall make all files, records, correspondence or other documents available immediately upon the demand of any member of the Board's staff or its agents.

6. At the conclusion of the 90-day probationary period, Respondent may request from the Board reinstatement of License No. LRA-233 without further restrictions. Any request for reinstatement must be accompanied by written proof of compliance with the terms of this Stipulation. The Board retains discretion to grant reinstatement of Respondent's real estate appraiser license or to deny reinstatement and continue the period of probation.

7. All costs associated with compliance with the terms of this stipulation are the sole responsibility of Respondent.

8. The violation of any of the terms of this Stipulation by Respondent will warrant further Board action. The Board therefore retains jurisdiction over this proceeding until all matters are finally resolved as set forth in this Stipulation.

D.

1. It is hereby agreed between the parties that this stipulation shall be presented to the Board with a recommendation for approval from the Deputy Attorney General responsible for prosecution before the Board at the next regularly scheduled meeting of the Board.

2. Respondent understands that the Board is free to accept, modify with Respondent's approval, or reject this stipulation, and if rejected by the Board, a formal complaint may be filed against Respondent. Respondent hereby agrees to waive any right Respondent may have to challenge the impartiality of the Board to hear the disciplinary complaint if, after review by the Board, this stipulation is rejected.

3. If the stipulation is not accepted by the Board, it shall be regarded as null and void. Admissions by Respondent in the stipulation will not be regarded as evidence against Respondent at the subsequent disciplinary hearing.

4. The stipulation shall not become effective until it has been approved by a majority of the board and endorsed by a representative member of the Board.

5. Any failure on the part of Respondent to timely and completely comply with any term or condition herein shall be deemed a default.

6. Any default of this Stipulated Reprimand and Final Order shall be considered a violation of Idaho Code § 54-4107. If Respondent violates or fails to comply with this Stipulated Reprimand and Final Order, the Board may impose additional discipline pursuant to the following procedure:

a. The Chief of the Bureau of Occupational Licenses shall schedule a hearing before the Board. Within twenty-one (21) days after the notice of hearing and charges is served, Respondent shall submit a response to the allegations. If Respondent does not submit a timely response to the Board, the allegations will be deemed admitted.

b. At the hearing before the Board upon default, the Board and Respondent may submit affidavits made on personal knowledge and argument based upon the record in support of their positions. Unless otherwise ordered by the Board, the evidentiary record before the Board shall be limited to such affidavits and this Stipulated Reprimand and Final Order. Respondent waives a hearing before the Board on the facts and substantive matters related to the violations described in Section A, and waives discovery, cross-examination of adverse witnesses, and other procedures governing administrative hearings or civil trials.

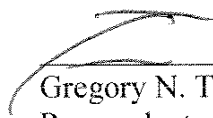
c. At the hearing, the Board will determine whether to impose additional disciplinary action, which may include conditions or limitations upon Respondent's practice or suspension or revocation of Respondent's license.

7. The Board shall have the right to make full disclosure of this Stipulated Reprimand and Final Order and the underlying facts relating hereto to any state, agency or individual requesting information, subject to any applicable provisions of the Idaho Public Records Act.

8. This Stipulated Reprimand and Final Order contains the entire agreement between the parties, and Respondent is not relying on any other agreement or representation of any kind, verbal or otherwise.

I have read the above stipulation fully and have had the opportunity to discuss it with legal counsel. I understand that by its terms I will be waiving certain rights accorded me under Idaho law. I understand that the Board may either approve this stipulation as proposed, approve it subject to specified changes, or reject it. I understand that, if approved as proposed, the Board will issue an Order on this stipulation according to the aforementioned terms, and I hereby agree to the above stipulation for settlement. I understand that if the Board approves this stipulation subject to changes, and the changes are acceptable to me, the stipulation will take effect and an order modifying the terms of the stipulation will be issued. If the changes are unacceptable to me or the Board rejects this stipulation, it will be of no effect.

DATED this 5 day of JUNE, 2000.




Gregory N. Tye
Respondent

I concur in this stipulation and order.

DATED this 24 day of July, 2000.

STATE OF IDAHO
OFFICE OF THE ATTORNEY GENERAL

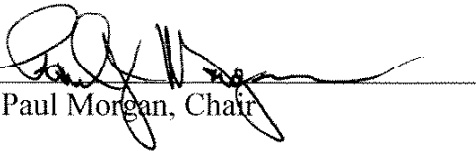
By 

Kirsten L. Wallace
Deputy Attorney General

ORDER

Pursuant to Idaho Code § 54-4106, the foregoing is adopted as the decision of the Board of Real Estate Appraisers in this matter and shall be effective on the 24 day of July, 2000. **IT IS SO ORDERED.**

IDAHO STATE BOARD
OF REAL ESTATE APPRAISERS

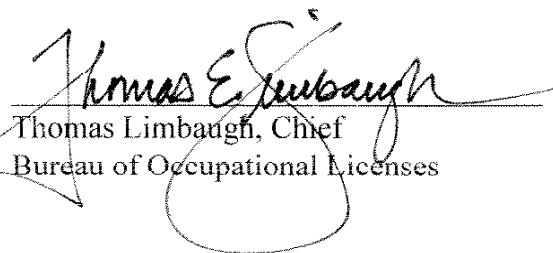
By 
Paul Morgan, Chair

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of July, 2000, I caused to be served a true and correct copy of the foregoing by placing a copy thereof in the United States Mail, postage prepaid, addressed to:

Gregory N. Tye
1404 Crestline Drive
Coeur d'Alene, ID 83814

Kirsten L. Wallace
Deputy Attorney General
P.O. Box 83720
Boise, ID 83720-0010


Thomas Limbaugh, Chief
Bureau of Occupational Licenses